

Exhibit E  
Supervisory Personnel

**KEY QUALIFICATIONS**

- 12 years in the construction industry, all with Whiting-Turner.
- One of over 400 certified construction managers throughout the United States with the Construction Managers Association of America (CMAA).
- Excellent record of completing projects on time and on budget.
- Experience with large mixed-use, retail, and entertainment projects.

**ANDY LINDEN, CCM  
SENIOR  
PROJECT MANAGER**

**PROJECT HISTORY**

**CityPlace Partners/Palladium**

CityPlace: An urban renewal project involving mixed-use development spanning six city blocks with 625,000 SF of retail/entertainment, 120,000 SF of residential units, four parking decks, and extensive hardscape, fountains, and sitework. West Palm Beach, FL. \$100 million

**Hillwood Urban**

Palladium at Victory: Pre-construction services for a 500,000 SF retail/restaurant, 110,000 SF cinema, 50,000 SF health club, 30,000 SF gourmet market, 50,000 SF business club, 1.2 million SF office, 400-room hotel, 750 residential units, and below grade parking and parking structures for 5000 cars. Dallas, TX. \$200 million

**The O'Connor Group**

Southdale Center: 75,000 SF Megastar Cinema and mall renovation and expansion for Cheesecake Factory and 30,000 SF P.F. Chang's. Edina, MN. \$20 million

**CenterMark Properties**

Annapolis Mall: Renovation of mall and food court and 120,000 SF expansion and various site improvements including pad preparation for new Nordstrom. Annapolis, MD. \$35 million

**Freedman & Company**

Pre-construction planning, budgeting and value engineering for Parole Town Center. \$50 million.

**Hoyts Cinema Corporation**

Theater expansion program for 12 stadium seating projects in 8 states. \$60 million.

**Grosvenor International Atlantic Limited**

RWD Offices at UMBC: 3-story, 60,000 SF office building including tenant fit-out. \$8 million.

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## Supervisory Personnel

### **Manor Health Care**

Residential stick built construction for nursing/assisted living facilities:

- Renovation and addition to 24-hour skilled nursing facility providing no interruption of building services. \$2 million
- Assisted living facilities (24,000 SF) for Alzheimer's patients:
  - Elk Grove Village, IL \$3 million
  - Silver Spring, MD \$4 million

### **EDUCATION**

Bachelor of Science, Civil Engineering, Bucknell University, 1992

### **REFERENCES**

Mr. Ray Mocarski  
Construction Manager  
Grosvenor Atlantic Limited  
202-293-1235

Mr. Dan Pascale  
Vice President  
Jones Lang LaSalle  
404-995-6395

Mr. Hal Cleveland  
Vice President Development  
Hoyts Cinemas  
617-646-6743

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## Supervisory Personnel

### KEY QUALIFICATIONS

- 25 year with Whiting-Turner.
- He has won the Whiting-Turner Annual Quality award twice.
- Field superintendents' representative on the Whiting-Turner TQM "partnering" team.
- Experienced in higher education construction.

**BUZZY DRISCOLL**  
**SENIOR**  
**SUPERINTENDENT**

### PROJECT HISTORY

#### **Case Western Reserve University**

North Residential Village: 400,000 SF of residence halls (750 beds), 970-car parking garage, football/track stadium with press box, baseball field, softball field and field house. Two of the buildings are pursuing a LEED Silver Certification and one building is pursuing a LEED Gold Certification. Cleveland, OH. \$100 million

#### **Morgan State University**

Fine Arts Center: 140,000 SF with three performance spaces that include a 1,200-seat auditorium, 300-seat theater, and 100-seat recital hall. Baltimore, MD. \$35 million

#### **University of Delaware**

Center for the Arts: New construction and associated sitework for a performing arts theater. Newark, DE. \$40 million

#### **General Services Administration**

A single-story 51,000 SF drug testing laboratory occupied by the United States Department of Justice Drug Enforcement Administration that includes three main laboratories, a fingerprint laboratory and three GSA class 5 storage vaults. Other aspects of the job include extensive mechanical systems including four air-handling units, three chillers, three boilers, a deionized water system and miles of copper piping and stainless steel ductwork. Largo, MD. \$16 million

#### **The JBG Companies**

NIH Fishers Place: Interior fit-out of an 80,000 SF new shell being constructed the National Institutes of Health. The National Institute of Allergy and Infectious Diseases (NIAID) will occupy the building that includes vivarium, insectory, laboratory, BSL 3 laboratory and office support space. Rockville, MD. \$20 million

#### **Broadmead**

Lifecare facility consisting of a community health building and 240 residential units. Baltimore, MD. \$18 million

#### **Maryland Mass Transit Administration**

Central Light Rail Phase 2: Hunt Valley, MD. \$55 million

EXHIBIT E  
Supervisory Personnel

***Universal Studios Florida***

The Lost Continent at The Islands of Adventure: 22-acre site with two roller coasters, open-air arena, major walk-through attraction, fast food restaurant and walk-up stands, and the premiere sit-down restaurant for the entire park. Orlando, FL. \$81 million

***EDUCATION***

A.A., Construction Technology, Community College of Baltimore, 1974

***REFERENCES***

Mr. Tom Gibb  
Vice President of Project Management  
Universal Studios  
407-503-9370

Mr. Paul Batt  
Vice President of Construction and Development  
Aston Care Systems  
813-633-7704

Mr. Larry Lennon  
Architect  
American Trading Real Estate Company  
410-347-7000

Mr. Deno Yeivias  
Director of Construction  
Mass Transit Administration  
410-767-3328

EXHIBIT E  
Supervisory Personnel

**KEY QUALIFICATIONS**

- 12 years in the construction industry, all with Whiting-Turner.
- Skilled in construction management, estimating, cost control, and scheduling.

**TED BORDER**  
**GARAGE/RETAIL**  
**PROJECT MANAGER**

**PROJECT HISTORY**

***University of Maryland***

- Parking Garage Lot #1: 445-space, cast-in-place parking garage. Baltimore, MD. \$4.6 million
- Hagerstown Educational Center: Historical 75,000 SF design/build renovation (circa 1881) and conversion of one adjacent building into academic laboratories, offices and hi-tech classrooms. The classrooms include teleconferencing centers, "smart" classroom technology, theater lighting and interactive teacher/student podiums. Hagerstown, MD. \$11.1 million

***Loyola College in Maryland***

- Sellinger School of Business and Knott/Donnelly Science Additions: Animal and chemical laboratories, offices and hi-tech classrooms, which include teleconferencing centers, "smart" classroom technology, theater lighting and interactive teacher/student podiums. Baltimore, MD. \$19.4 million
- Maryland Hall: Renovation of existing building to match adjacent Sellinger Building with hi-tech classrooms and standard offices. This 49,000 GSF renovation was complete with an aggressive schedule constraint to meet the college's semester needs. Baltimore, MD. \$9.4 million
- Wynnewood Towers: Complete renovation of two, 9-story apartment towers. Complete MEP and architectural renovations. Completed fast-track renovations in phases: 89 multi-room apartments in 90 days and 78 multi-room apartments in 88 days. Baltimore, MD. \$8 million
- Ennis Parallel Phase 1 and Millbrook Road Phase 2: Connector road and utility infrastructure work to optimize the roadway and provide new stormwater quality structure and utility (i.e., telecomm, electric, gas, water loops). Baltimore, MD. \$4.4 million
- Charleston Hall - Lower Courtyard Apartments: New base building for 11 townhouse style apartments and chiller plant. Relocated existing underground utilities, installed a MDE plunge pool and performed a stream reclamation act. Baltimore, MD. \$4.4 million
- Guilford Towers Complex: Installed new life safety fire alarm, sprinkler/standpipe system and new corridor lighting. Baltimore, MD. \$1.1 million
- Fields of Dreams - Coldspring Athletic Complex Phase I: Pre-construction services for the earthwork and utility package serving as the first phase of the \$41 million project. Includes cut to fill operation in excess of 250,000 cubic yards and storm water management for 15 acres. Baltimore, MD. \$12 million

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## Supervisory Personnel

### ***Pennsylvania State University***

- 145-space, 4-level pre-cast parking deck structure on cast-in-place concrete columns. State College, PA. \$2.6 million
- Agricultural Science Building: Complete new 245,000 GSF base building with state-of-the-art animal and chemical processing laboratories, auditorium and environmental growth chambers. State College, PA. \$42 million
- Historic Nittany Lion Inn: 84 high-end hotel bed addition with conference rooms and an 8,000 SF kitchen renovation. State College, PA. \$26 million

### ***The Williamson Free School of Mechanical Trades***

Rupp Power Plant Roof Replacement: Historical building (circa 1885) structural roof replacement. The building footprint was in excess of 4,000 SF and houses the campus' electrical switchgear and boilers for the entire campus. The entire existing roof structure required replacement that included masonry fortification for the new roof trusses within 68 calendar days. Historic details also included architectural rafter tails and built-in copper pole gutters. Media, PA. \$360,000

### ***EDUCATION***

Bachelor of Science, Architectural Engineering with an emphasis in Construction Management, The Pennsylvania State University, 1992

### ***REFERENCES***

Ms. Helen Schneider  
Assistant Vice President for Campus Services  
Loyola College  
410-617-2995

Mr. Nathaniel Benjamin  
Director of Office of Physical Plant  
Loyola College  
410-617-2200

Mr. Tim Sibol  
President  
Skarda and Associates  
410-837-7311

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Supervisory Personnel

**KEY QUALIFICATIONS**

- 34 years in the construction industry, 24 with Whiting-Turner.
- Extensive residential construction experience.

**BUTCH HILDRETH  
RESIDENTIAL  
SUPERINTENDENT**

**PROJECT HISTORY**

***Shelter Development***

- Parkview at Woodlawn: 3-story, 82,000 SF independent elderly apartment building containing 101 units. Woodlawn, MD. \$4.5 million
- Parkview at Box Hill: 4-story, 83,000 SF independent elderly apartment building containing 101 units. Bel Air, MD. \$4.6 million
- Parkview at Taylor Avenue: 3-story, 82,630 SF independent elderly apartment building containing 100 units. Baltimore, MD. \$5 million
- Hilltop Gardens: 9-phase renovation of 108 garden style apartments located on a 55-acre site. District Heights, MD. \$25 million
- Brightview at Bel Air: 50,000 SF, 85-bed assisted living facility including dementia unit. Bel Air, MD. \$5 million
- Brightview at White Marsh: 53,000 SF, 90-bed assisted living facility including dementia unit. White Marsh, MD. \$5.2 million
- Brightview at Catonsville: 52,000 SF, 90-bed assisted living facility including dementia unit. Catonsville, MD. \$6.4 million
- Baldwin Park II: 36,000 SF assisted living facility on existing campus. Staunton, VA. \$4 million

***Enterprise Social Investment Corporation***

Cherrydale Apartments: Renovation of 186 garden style apartments phased to allow residents to live in the complex during renovation. Baltimore, MD. \$3.5 million

***Circuit City Stores, Inc.***

33,000 SF retail store. Bel Air, MD. \$1.5 million

***Rite Aid Store Development***

11,000 SF pharmacy. Mechanicsburg, PA. \$1.1 million

***Loyola College in Maryland***

- Sellinger School of Business and Knott/Donnelly Science Additions: Animal and chemical laboratories, offices and hi-tech classrooms, which include teleconferencing centers, "smart" classroom technology, theater lighting and interactive teacher/student podiums. Baltimore, MD. \$19.4 million
- Maryland Hall: Renovation of existing building to match adjacent Sellinger Building with hi-tech classrooms and standard offices. This 49,000 GSF renovation was complete with an aggressive schedule constraint to meet the college's semester needs. Baltimore, MD. \$9.4 million
- Wynnewood Towers: Complete renovation of two, 9-story apartment towers. Complete MEP and architectural renovations. Completed fast-track renovations in phases: 89 multi-room apartments in 90 days and 78 multi-room apartments in 88 days. Baltimore, MD. \$8 million

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EXHIBIT D  
Supervisory Personnel

- College Center North Maintenance Items: Provided new sanitary ejector pump in College Center North, as well as new emergency egress stairs and exit from boiler room. Installed new stone and granite signage at entrance. Excavated and installed new domestic water service to boat house. \$170,165
- Ignatius House: Construction of new, 2-story kitchen addition. \$1.7 million

***University of Maryland***

Hagerstown Educational Center: Historical 75,000 SF design/build renovation (circa 1881) and conversion of one adjacent building into academic laboratories, offices and hi-tech classrooms. The classrooms include teleconferencing centers, "smart" classroom technology, theater lighting and interactive teacher/student podiums. Hagerstown, MD. \$11.1 million

**REFERENCES**

Mr. Nathaniel Benjamin  
Director of Office of Physical Plant  
Loyola College  
410-617-2200

Mr. Joe Erchenian, PE  
Project Manager  
University of Maryland  
301-405-8839

Ms. Barbara Dorsey  
Construction Manager  
The Shelter Group  
410-962-0595

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EXHIBIT F  
CERTIFICATION TO LENDER  
[Attached]

1238459

F-1

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EXHIBIT G  
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION  
[Attached]

1238459

G-1

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EXHIBIT H  
ENVIRONMENTAL/GEOTECHNICAL REPORTS  
[Attached]

1238459

H-1

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**Exhibit H**  
**Rockville Town Square**  
**Environmental/Geotechnical Reports**

- |  |          |
|--|----------|
| 1. Geotechnical Report – New Rockville Library             | 4/21/03  |
| 2. Geotechnical Report – Rockville Town Center Phase I     | 4/29/03  |
| 3. Environmental Work Plan                                 | May 2004 |
| 4. Health and Safety Plan prepared by Island Environmental | May 2004 |

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EXHIBIT I  
ENVIRONMENTAL PROTOCOL  
[Attached]

1238459

I-1

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EXHIBIT J  
UNIT PRICES  
[Attached]

1238459

J-1

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Rockville Town Square  
Exhibit J  
Unit Prices

No.	Description	Unit	Amount	
			Add	Deduct
1	Import of Clean Structural Fill (Placed)	CY	\$ 17.10	\$ 15.90
2	Export of Uncontaminated Fill	CY	\$ 21.40	\$ 17.10
3	Export of Uncontaminated Fill to Owner Lot (5 Miles)	CY	\$ 4.65	\$ 4.15
4	Cut/Fill Using Onsite Material	CY	\$ 2.95	\$ 2.65
5	Hazardous Materials (Per Environmental Report):			
	Fuel Oil	TON	\$ 35.15	Not Applicable
	Gasoline	TON	\$ 35.15	Not Applicable
	TCE	TON	\$ 35.15	Not Applicable
	PCE	TON	\$ 35.15	Not Applicable
	DCE	TON	\$ 35.15	Not Applicable
	VC	TON	\$ 35.15	Not Applicable

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EXHIBIT K  
CONSTRUCTION EASEMENTS  
[Attached]

1238459

K-1

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September 2, 2004

Whiting-Turner Contracting Company  
Rockville Field Office  
ATTN: Mr. Andrew Linden  
110 North Washington Street, Suit 500  
Rockville, Maryland 20850

Subject: Clearance to emplace sheeting and shoring tie-backs

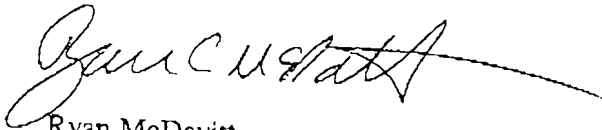
Dear Mr. Linden,

Pursuant to the conference call held at 6:00 pm on September 1, 2004, the City of Rockville hereby authorizes the Whiting-Turner Contracting Company to emplace the necessary sheeting and shoring tie-backs as approved in the current right-of-way permit along East Middle Lane and North Washington Street. The Whiting-Turner Contracting Company is required to provide the Department of Public Works detailed as-built records showing the exact location and depth of any and all abandoned tie-backs at the end of the project.

In addition, the City of Rockville and Foulger-Pratt have successfully executed an easement allowing the Whiting-Turner Contracting Company to emplace the necessary sheeting and shoring tie-backs along the east face of block 5. A copy of the easement agreement will be provided to you to assure compliance with its terms as they relate to the design, installation and recordation of tie back emplacement under your contract scope of services.

The City of Rockville reserves the right to execute an easement, or another similar document, to memorialize this work at any time in the future.

Please contact me if you have any questions on this issue.



Ryan McDavitt  
Program Manager  
Rockville Town Center  
240-314-8251 (office)  
443-271-8136 (cell)

cc:

Art Chambers  
Hal Cranor  
Paul Glasgow  
John Holiday

Don Briggs  
Brian Spencer  
Ben Stonestreet  
COR File

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EXHIBIT L  
ZONING CONDITIONS

1238459

L-1

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EXHIBIT M  
CONSENT TO ASSIGNMENT

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EXHIBIT N  
LIST OF SPECIFICATIONS, LIST OF DRAWINGS,  
AND LIST OF ADDENDA

1238459

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Exhibit N  
Rockville Town Square Block 5 Contract Documents 10-8-04

**A. Contract Drawings**

Drawing Number	Description	Date
<b>Architectural</b>		
A1.01	Cover Sheet	10/08/04
A1.01A	Code Analysis Plans Condominium/Retail	08/03/04
A1.01B	Code Analysis Plans Condominium/Retail	08/03/04
A1.01C	Permit Comment Sheet Condominium/Retail	08/03/04
A1.02	Illustrative Site Plan, Town Square	09/09/04
A1.02A	Site Plan Condominium/Retail	09/09/04
A1.03	Door Schedule	10/08/04
A1.03A	Door Schedule	10/08/04
A1.04	Finish Schedule	09/09/04
A1.05	Partition Schedule	10/08/04
A1.05A	Fire Resistance Assemblies	09/09/04
A1.05B	Fire Resistance Assemblies	10/08/04
A1.06	Parking Plans B1 & B2 Levels	09/09/04
A1.07	Illustrative Floor Plan 1st Floor Level	10/08/04
A1.08	Illustrative Floor Plan Mezzanine Floor Level	10/08/04
A1.09	Illustrative Floor Plan 2nd Floor Level	10/08/04
A1.10	Illustrative Floor Plan Typical Floor Level (3 <sup>rd</sup> -5 <sup>th</sup> )	10/08/04
A1.11	Illustrative Floor Plan 6th Floor Level	10/08/04
A1.12	Illustrative Floor Plan Roof Plan	10/08/04
A2.03	B2 Level Plan - Part A	10/08/04
A2.04	B2 Level Plan - Part B	10/08/04
A2.05	B1 Level - Part A	10/08/04
A2.06	B1 Level - Part B	10/08/04
A2.07	First Floor Plan - Part A	10/08/04
A2.08	First Floor Plan - Part B	10/08/04
A2.09	Mezzanine Floor Plan - Part B	10/08/04
A2.10	Second Floor Plan - Part A	10/08/04
A2.11	Second Floor Plan - Part B	10/08/04
A2.12	Typical Floor Plan - Part A (3rd-5th)	10/08/04
A2.13	Typical Floor Plan - Part B (3rd-5th)	10/08/04
A2.14	Sixth Floor Plan - Part A	10/08/04
A2.15	Sixth Floor Plan - Part B	10/08/04
A2.16	Sixth Floor Loft Plan - Part A	10/08/04
A2.17	6th Floor Loft Plan - Part B	10/08/04
A2.18	Penthouse Level - Part A	10/08/04
A2.19	Roof Plan - Part A	10/08/04
A2.20	Roof Plan - Part B	10/08/04
A3.01	Illustrative Building Elevations	10/08/04
A3.02	Illustrative Building Elevations	10/08/04
A3.03	Building Elevation Details Façade D,E & F	10/08/04
A3.04	Building Elevation Details Courtyard East Elevation	10/08/04
A3.05	Elevation Details Courtyard North Elevation	10/08/04
Drawing Number	Description	Date

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Exhibit N  
Rockville Town Square Block 5 Contract Documents 10-8-04

A3.11	Building Section	09/09/04
A3.12	Building Section	09/09/04
A3.13	Building Section	10/08/04
A4.01	Enlarged Plans Mezzanine Floor	09/09/04
A4.02	Enlarged Plans Second Floor	09/09/04
A4.03	Enlarged Plan Second Floor	09/09/04
A4.04	Enlarged Plan Second Floor	10/08/04
A4.05	Enlarged Plan Second Floor	10/08/04
A4.06	Enlarged Plan Second Floor	10/08/04
A4.07	Enlarged Plan Second Floor	09/09/04
A4.08	Enlarged Plan Second Floor	09/09/04
A4.09	Enlarged Plan Typical Floor	09/09/04
A4.10	Enlarged Plan Typical Floor	09/09/04
A4.11	Enlarged Plan Typical Floor	10/08/04
A4.12	Enlarged Plan Typical Floor	10/08/04
A4.13	Enlarged Plan Typical Floor	09/09/04
A4.14	Enlarged Plan Typical Floor	09/09/04
A4.15	Enlarged Plan Typical Floor & Fifth Floor	09/09/04
A4.16	Enlarged Plan Sixth Floor	10/08/04
A4.17	Enlarged Plan Sixth Floor Loft Level	10/08/04
A4.31	Typical Core Details	09/09/04
A5.01	Stair Plans & Sections - Stair A & Stair F	10/08/04
A5.02	Stair Plans & Sections - Stair C & Stair D	10/08/04
A5.03	Stair Plans & Sections - Stair B & Stair E	09/09/04
A5.11	Elevator Plans and Sections Elevator #3 & #4	10/08/04
A5.12	Elevator Plans and Sections Elevator 1,2 & 5	10/08/04
A5.13	Elevator Plans and Sections Elevator #6	10/08/04
A5.31	Concrete & Steel Stair Details	09/09/04
A6.01	Prototypical Bathroom Plans & Elevations	10/08/04
A6.02	Prototypical Kitchen Plans & Elevations	09/09/04
A7.01	Elevation & Section Details Façade A	10/08/04
A7.02	Elevation & Section Details Façade B	10/08/04
A7.03	Elevation & Section Details Façade B	10/08/04
A7.04	Elevation & Section Details Façade B	10/08/04
A7.05	Elevation & Section Details Façade B	09/09/04
A7.06	Elevation & Section Details Façade C	10/08/04
A7.07	Elevation & Section Details Façade D	10/08/04
A7.08	Elevation & Section Details Façade E	10/08/04
A7.09	Elevation & Section Details Façade F	10/08/04
A7.10	Elevation & Section Details Façade G	10/08/04
A7.11	Elevation & Section Details Façade I	10/08/04
A8.01	Section Details	10/08/04
A8.02	Section Details	10/08/04
A8.03	Section Details	10/08/04
A8.04	Section Details	10/08/04
A8.05	Section Details	10/08/04
<b>Drawing Number</b>	<b>Description</b>	<b>Date</b>
A8.06	Section Details	10/08/04

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Exhibit N  
Rockville Town Square Block 5 Contract Documents 10-8-04

A9.01	Plan Details	10/08/04
A9.02	Plan Details	09/09/04
A9.03	Plan Details	09/09/04
A10.01	Window Schedule and Details	10/08/04
A10.02	Window Schedule and Details	10/08/04
A12.01	Garage/Loading Misc. Detail	09/09/04
A12.02	Exterior Misc. Details	10/08/04
A12.03	Miscellaneous Exterior Details	10/08/04
<b>Structural</b>		
S1.01	B2 Level Slab/Foundation Plan Part A	10/08/04
S1.02	B2 Level Slab/Foundation Plan Part B	10/08/04
S1.03	B1 Level Slab/Foundation Plan Part A	09/09/04
S1.04	B2 Level Slab Plan Part B	10/08/04
S1.05	First Floor Slab/Foundation Plan Part A	10/08/04
S1.06	First Floor Slab/Foundation Plan Part B	10/08/04
S1.07	Mezzanine Slab Plan Part B	10/08/04
S1.08	Second Floor Slab Plan Part A	10/08/04
S1.09	Second Floor Slab/Framing Plan Part B	10/08/04
S1.10	Third Floor Slab/Framing Plan Part A	09/09/04
S1.11	Third Floor Framing Plan Part B	09/09/04
S1.12	Fourth Floor Framing Plan Part A	09/09/04
S1.13	Fourth Floor Framing Plan Part B	09/09/04
S1.14	Fifth Floor Framing Plan Part A	09/09/04
S1.15	Fifth Floor Framing Plan Part B	10/08/04
S1.16	Sixth Floor/Roof Framing Plan Part A	10/08/04
S1.17	Sixth Floor/Roof Framing Plan Part B	10/08/04
S1.18	Sixth Floor Loft/Roof Framing Plan Part A	10/08/04
S1.19	Sixth Floor Loft/Roof Framing Plan Part B	10/08/04
S1.20	Loft Roof/Penthouse Framing Plan Part A	10/08/04
S1.21	Loft Roof Framing Plan Part B	10/08/04
S2.01	Column Schedule and Details	10/08/04
S2.02	Beam Schedule and Details	10/08/04
S5.01	Sections	10/08/04
S5.02	Sections	10/08/04
S6.01	Structural Notes	09/09/04
S6.02	Structural Notes	09/09/04
S6.03	Typical Details	09/09/04
S6.04	Typical Details	09/09/04
S6.05	Typical Details	09/09/04
S6.06	Typical Details	09/09/04
S6.07	Typical Details	10/08/04
S6.08	Foundation Section	10/08/04
S6.09	Foundation Sections	10/08/04
S6.10	Sections	10/08/04
<b>Drawing Number</b>	<b>Description</b>	<b>Date</b>
S6.11	Sections	10/08/04
S6.12	Sections	10/08/04

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Exhibit N  
Rockville Town Square Block 5 Contract Documents 10-8-04

<b>Mechanical</b>		
M0.01	Cover Sheet	10/08/04
M0.02	Schedule Sheet	10/08/04
M0.03	Detail Sheet	09/09/04
M0.04	Detail Sheet	09/09/04
M0.05	Detail Sheet	10/08/04
M0.06	Riser Sheet	10/08/04
M0.07	Riser Sheet	10/08/04
M0.08	Mechanical Condensate Riser Sheet	10/08/04
M2.01	Mechanical 1 <sup>st</sup> Floor Plan – Part A	10/08/04
M2.02	Mechanical 1 <sup>st</sup> Floor Plan – Part B	10/08/04
M2.03	Mechanical Mezzanine Level Plan	10/08/04
M2.04	Mechanical 2 <sup>nd</sup> Floor Plan – Part A	10/08/04
M2.05	Mechanical 2 <sup>nd</sup> Floor Plan – Part B	10/08/04
M2.06	Mechanical 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Plan – Part A	10/08/04
M2.07	Mechanical 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Plan – Part B	10/08/04
M2.08	Mechanical 5 <sup>th</sup> Floor Plan – Part A	10/08/04
M2.09	Mechanical 5 <sup>th</sup> Floor Plan – Part B	10/08/04
M2.10	Mechanical 6 <sup>th</sup> Floor Plan – Part A	10/08/04
M2.11	Mechanical 6 <sup>th</sup> Floor Plan – Part B	10/08/04
M2.12	Mechanical Roof Plan - Part A	10/08/04
M2.13	Mechanical Roof Plan - Part B	10/08/04
M4.00	Partial Plans	09/09/04
M4.01	Unit Plans	10/08/04
M4.02	Unit Plans	10/08/04
M4.03	Unit Plans	10/08/04
M4.04	Unit Plans	10/08/04
M4.05	Unit Plans	10/08/04
<b>Plumbing</b>		
P0.01	Cover Sheet	10/08/04
P0.02	Plumbing Schedule Sheet	10/08/04
P0.03	Riser Sheet	10/08/04
P0.04	Riser Sheet	10/08/04
P0.05	Riser Sheet	09/09/04
P0.06	Plumbing Riser Sheet	10/08/04
P0.07	Plumbing Detail Sheet	09/09/04
P0.08	Plumbing Detail Sheet	09/09/04
P0.09	Plumbing Detail Sheet	10/08/04
P0.10	Plumbing Riser Sheet	10/08/04
P0.11	Plumbing Detail Sheet	10/08/04
P0.12	Plumbing Detail Sheet	10/08/04
P0.13	Plumbing Detail Sheet	10/08/04
<b>Drawing Number</b>	<b>Description</b>	<b>Date</b>
P.014	Plumbing Riser Sheet	10/08/04
<b>Mechanical/Plumbing</b>		

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Rockville Town Square Block 5 Contract Documents 10-8-04

MP1.03	B2 Level Plan – Part A	10/08/04
MP1.04	B2 Level Plan – Part B	10/08/04
MP1.05	B1 Level Plan – Part A	10/08/04
MP1.06	B1 Level Plan – Part B	10/08/04
<b>Plumbing</b>		
P2.01	1 <sup>st</sup> Floor Plan – Part A	10/08/04
P2.02	1 <sup>st</sup> Floor Plan – Part B	10/08/04
P2.03	Mezzanine Level Plan	10/08/04
P2.04	2 <sup>nd</sup> Floor Plan – Part A	10/08/04
P2.05	2 <sup>nd</sup> Floor Plan – Part B	10/08/04
P2.06	3 <sup>rd</sup> & 4 <sup>th</sup> Floor Plan – Part A	10/08/04
P2.07	3 <sup>rd</sup> & 4 <sup>th</sup> Floor Plan – Part B	10/08/04
P2.08	5 <sup>th</sup> Floor Plan – Part A	10/08/04
P2.09	5 <sup>th</sup> Floor Plan – Part B	10/08/04
P2.10	6 <sup>th</sup> Floor Plan – Part A	10/08/04
P2.11	6 <sup>th</sup> Floor Plan – Part B	10/08/04
P2.12	Roof Plan – Part A	10/08/04
P2.13	Roof Plan – Part B	10/08/04
P4.01	Unit Plans	10/08/04
P4.02	Unit Plans	10/08/04
P4.03	Unit Plans	09/09/04
P4.04	Unit Plans	10/08/04
P4.05	Unit Plans	10/08/04
<b>Electrical</b>		
E0.01	Cover Sheet	09/09/04
E0.02	Cover Sheet	10/08/04
E0.03	Residential Riser Diagram	10/08/04
E0.04	House Riser Diagram	10/08/04
E0.05	Electrical Detail Sheet	10/08/04
E0.06	Fire Alarm Control Panel	09/09/04
E1.01	B2 Level Plan - Part A	10/08/04
E1.02	B2 Level Plan - Part B	10/08/04
E1.03	B1 Level Plan - Part A	10/08/04
E1.04	B1 Level Plan - Part B	10/08/04
E2.01	1st Floor Plan - Part A	09/09/04
E2.02	1st Floor Plan - Part B	10/08/04
E2.03	Mezzanine Level Plan	10/08/04
E2.04	2nd Floor Plan - Part A	10/08/04
E2.05	2nd Floor Plan - Part B	10/08/04
E2.06	3rd & 4th Floor Plan - Part A	10/08/04
E2.07	3rd & 4th Floor Plan - Part B	10/08/04
<b>Drawing Number</b>	<b>Description</b>	<b>Date</b>
E2.08	5th Floor Plan - Part A	09/09/04
E2.09	5th Floor Plan - Part B	10/08/04
E2.10	6th Floor Plan – Part A	10/08/04
E2.11	6th Floor Plan – Part B	10/08/04

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Rockville Town Square Block 5 Contract Documents 10-8-04

E2.12	Roof Plan - Part A	10/08/04
E2.13	Roof Plan - Part B	10/08/04
E4.01	Unit Plans	10/08/04
E4.02	Unit Plans	10/08/04
E4.03	Unit Plans	10/08/04
E4.04	Unit Plans	10/08/04
E4.05	Unit Plans	10/08/04
E4.06	Partial Plans	10/08/04
E7.01	Panel Schedule	10/08/04
E7.02	Load Center Schedules	10/08/04
E7.03	Load Center Schedules	10/08/04
E7.04	Fixture Schedules	10/08/04
E7.05	Panel Schedules	10/08/04
E7.06	Panel Schedules	10/08/04

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Rockville Town Square Block 5 Contract Documents 10-8-04

**B. Contract Specifications**

Specification Section	Description
<b>Introductory Information</b>	
00001	Project Title Page, Volume 1
00010	Table of Contents
00015	List of Drawings
<b>Contracting Requirements Supplemental Forms</b>	
00438.01	Submittal Compliance Form
<b>Division 1 - General Requirements</b>	
01100	Summary
01230	Alternates
01251	Revisions to the Project Manual
01310	Project Management Coordination
01320	Construction Progress Documentation
01330	Submittal Procedures
01340	Coordination Drawings
01420	References
01454	Mock Up Requirements
01458	Testing and Inspection Services
01510	Temporary Utilities
01520	Construction Facilities
01540	Construction Aids
01550	Vehicular Access and Parking
01560	Temporary Barriers and Enclosures
01570	Temporary Controls
01580	Project Identification
01610	Basic Product Requirements
01620	Product Options
01630	Product Substitution Procedures
01650	Product Delivery Requirements
01660	Product Storage and Handling Requirements
01710	Examination
01720	Preparation
01730	Execution
01740	Cleaning
<b>Specification Section</b>	<b>Description</b>
01770	Closeout Procedures
01780	Closeout Submittals
01800	Facility Operation
<b>Division 2 - Sitework</b>	
02300	Earthwork
02620	Subdrainage






Exhibit N  
Rockville Town Square Block 5 Contract Documents 10-8-04

Specification Section	Description
<b>Division 3 - Concrete</b>	
03050	Basic concrete Materials and Methods
03100	Concrete Forms and Accessories
03200	Concrete Reinforcement
03310	Structural Concrete
03330	Architectural Concrete
03350	Concrete Finishing
<b>Division 4 - Masonry</b>	
04050	Basic Masonry Materials and Methods
04060	Masonry Mortar
04200	Masonry Units
04720	Cast Stone
<b>Division 5</b>	
	<b>Metals</b>
05080	Factory-Applied Metal Coatings
05120	Structural Steel
05200	Metal Joists
05215	Composite Steel Joists
05300	Metal Deck
05410	Load-Bearing Metal Studs
05500	Metal Fabrications
05700	Ornamental Metal
<b>Division 6 - Wood and Plastics</b>	
06100	Rough Carpentry
06200	Finish Carpentry
<b>Division 6 - Thermal and Moisture Protection</b>	
07130	Sheet Waterproofing
07140	Fluid Applied Waterproofing
07160	Cementitious and Reactive Waterproofing
07170	Bentonite Waterproofing
07210	Building Insulation
07220	Roof and Deck Insulation
07240	Exterior Insulation and Finish System (EIFS)
07270	Air Barriers
07311	Asphalt Shingles
07319	Synthetic Slate Roofing
07465	Plastic Siding
07505	Basic Roofing Materials and Methods
07550	Modified Bituminous Membrane Roofing
07610	Sheet Metal Roofing
07620	Sheet Metal Flashing and Trim
07650	Flexible Flashing
07720	Roof Accessories

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Specification Section	Description
07810	Applied Fireproofing
07840	Firestopping
07910	Preformed Joint Seals
07920	Joint Sealants
<b>Division 8 -Doors and Windows</b>	
08110	Steel Doors and Frames
08200	Wood and Plastic Doors
08310	Access Doors and Panels
08333	Overhead Coiling Doors
08400	Entrances and Storefronts
08505	Basic Windows Materials and Methods
08520	Aluminum Windows
08561	Fiberglass Windows
08710	Door Hardware
08800	Glazing
08905	Basic Glazed Curtain Wall Materials and Methods
08911	Aluminum Curtain Wall Components
<b>Division 9 -Finishes</b>	
09250	Gypsum Board
09510	Acoustical Ceilings
09830	Acoustical Barriers
09905	Basic Painting Materials and Methods
09911	Exterior Paints
09912	Interior Paints
09960	High-performance Coatings
09980	Coatings for Concrete and Masonry
<b>Division 10 - Specialties</b>	
10550	Postal Specialties
10605	Wire mesh Partitions
10800	Toilet and Bath Accessories
10990	Miscellaneous Specialties
<b>Division 11 - Equipment</b>	
11160	Loading Dock Equipment
<b>Specification Section</b>	<b>Description</b>
11450	Residential Equipment
<b>Division 12 -Furnishings</b>	
<b>Not Used</b>	
<b>Division 12 -Furnishings</b>	
<b>Not Used</b>	

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Rockville Town Square Block 5 Contract Documents 10-8-04

Specification Section	Description
<b>Division 14 - Conveying Systems</b>	
14205	Basic Elevator Materials and Methods
14206	Elevator Schedule
14210	Electric Traction Elevators
14240	Hydraulic Elevators
14270	Elevator Cabs, Hoistway Entrances and Signals
14560	Chutes
<b>Volume 2</b>	
<b>Introductory Information</b>	
00002	Project Title Page, Volume 2
00010	Table of Contents
<b>Division 15 - Mechanical</b>	
15000	General Requirements For Division 15 Work
15010	Electric Motors and Controllers
15020	Testing, Adjusting and Balancing
15030	Identifications
15050	Piping Systems and Accessories
15060	Pipe Hangers and Supports
15100	Pumps
15200	Sounds and Vibration Control
15250	Insulation
15300	Pipe Cleaning, Sterilization, and Water Treatment
15410	Potable Water Heaters
15420	Drains and Cleanouts
15430	Plumbing Specialties
15450	Plumbing Fixtures
15500	Hydronic Fire Protection System
15605	Fuel Storage and Distribution System
15630	Electric Heating Equipment and Accessories
15763	Apartment HVAC Units
15772	Air Cooled Packaged Air Conditioning Units
15775	Packaged 100% Outdoor Air Rooftop Make-Up Air Conditioning Units
15820	Fans
15840	Air Distribution Equipment and Accessories
15900	Automatic Temperature Controls
<b>Specification Section</b>	<b>Description</b>
15910	Sequence of Operation
<b>Division 16 - Electrical</b>	
16000	General Requirements For Division 16 Work
16200	Service Equipment
16201	Emergency Electric Service
16202	Grounding
16203	Lightning Protection System

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Rockville Town Square Block 5 Contract Documents 10-8-04

Specification Section	Description
16300	Low Voltage Switchboards
16301	Distribution Panelboards
16302	Branch Circuit Panelboards
16303	Dry-Tape Transformers
16304	Safety Disconnect Switches
16305	Branch Circuit Load Centers
16306	Apartment Meter Centers
16310	Fuses
16340	Raceways
16341	Junction and Pull Boxes
16342	Outlet Boxes
16343	Cabinets
16350	Wires and Cables
16351	Feeder Circuits
16352	Branch Circuits
16360	Busways
16370	Motor Starters
16400	Generators
16450	Automatic Transfer Equipment
16500	Wiring Devices
16600	Lighting and Accessories
16704	Suppression Filter Systems
16900	Life Safety System - Non-High Rise

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**Exhibit N**  
**Rockville Town Square Blocks 1 & 2 Contract Documents – 12/01/2004**

Dwg. #	Description	Date
<b>Architectural</b>		
A1.01	Cover Sheet	12/01/2004
A1.01A	Code Analysis Plan	12/01/2004
A1.01B	Code Analysis Plan	12/01/2004
A1.02	Illustrative Site Plan - Town Square	12/01/2004
A1.02A	Site Plan - Block 1 & 2 Retail / Apartment Buildings	12/01/2004
A1.03	Door Schedule	12/01/2004
A1.03A	Door Schedule Cont.	12/01/2004
A1.04	Finish Schedule	12/01/2004
A1.05	Partition Schedule	12/01/2004
A1.05A	Fire Resistance Assemblies	12/01/2004
A1.05B	Fire Resistance Assemblies	12/01/2004
A1.11	Illustrative Floor Plans	12/01/2004
A1.12	Illustrative Floor Plans	12/01/2004
A2.05	Parking Plan - Level B1 North	12/01/2004
A2.06	Parking Plan - Level B1 South	12/01/2004
A2.07	1st Floor Plan – Block 1 North	12/01/2004
A2.07A	Mezzanine Plan – Block 1 North	12/01/2004
A2.08	1st Floor Plan – Block 1 South	12/01/2004
A2.09	1st Floor Plan – Block 2 North	12/01/2004
A2.10	1st Floor Plan – Block 2 South	12/01/2004
A2.11	2nd Floor Plan – Block 1 North	12/01/2004
A2.12	2nd Floor Plan – Block 1 South	12/01/2004
A2.13	2nd Floor Plan – Block 2 North	12/01/2004
A2.14	2nd Floor Plan – Block 2 South	12/01/2004
A2.15	Typical Floor Plan – Block 1 North	12/01/2004
A2.16	Typical Floor Plan - Block 1 South	12/01/2004
A2.17	Typical Floor Plan – Block 2 North	12/01/2004
A2.18	Typical Floor Plan - Block 2 South	12/01/2004
A2.19	5 <sup>th</sup> Floor Plan – Block 1 North	12/01/2004
A2.20	5 <sup>th</sup> Floor Plan – Block 1 South	12/01/2004
A2.21	5 <sup>th</sup> Floor Plan – Block 2 North	12/01/2004
A2.22	5 <sup>th</sup> Floor Plan – Block 2 South	12/01/2004
A2.23	Roof Plan – Block 1 North	12/01/2004
A2.24	Roof Plan – Block 1 South	12/01/2004
A2.25	Roof Plan – Block 2 North	12/01/2004
A2.26	Roof Plan – Block 2 South	12/01/2004
A3.01	Illustrative Building Elevations	12/01/2004
A3.02	Illustrative Building Elevations	12/01/2004
A3.03	Building Elevations	12/01/2004
A3.04	Building Elevations	12/01/2004
A3.05	Building Elevations	12/01/2004
A3.06	Building Elevations	12/01/2004
A3.07	Building Elevations	12/01/2004
A3.11	Building Sections	12/01/2004
A3.12	Building Sections	12/01/2004

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**Exhibit N**  
**Rockville Town Square Blocks 1 & 2 Contract Documents – 12/01/2004**

A3.13	Building Sections	12/01/2004
A4.01	Enlarged Plans – Second Floor Amenities and Typical Floor	12/01/2004
A4.02	Enlarged Plans - Typical Floor	12/01/2004
A4.03	Enlarged Plans – Second and Typical Floor	12/01/2004
A4.04	Enlarged Plans - Typical Floor	12/01/2004
A4.05	Enlarged Plans - Typical Floor	12/01/2004
A4.06	Enlarged Plans - Typical Floor	12/01/2004
A4.07	Enlarged Plans - Typical Floor	12/01/2004
A4.08	Enlarged Plans – Typical Floor	12/01/2004
A4.09	Enlarged Plans – Typical Floor	12/01/2004
A4.10	Enlarged Plans – Typical Floor	12/01/2004
A5.01	Stair A and Elevator #1 - Plans and Sections	12/01/2004
A5.02	Stair Plans and Sections	12/01/2004
A5.03	Stair Plans and Sections	12/01/2004
A5.04	Stair Plans and Sections	12/01/2004
A5.05	Stair Plans and Sections	12/01/2004
A5.11	Elevator Plans and Sections	12/01/2004
A5.12	Elevator Plans and Sections	12/01/2004
A5.13	Escalator and Elevator Plans and Sections	12/01/2004
A5.31	Concrete & Steel Stair Details	12/01/2004
A7.01	Elevations and Sections - Façade A	12/01/2004
A7.02	Elevations and Sections - Façade B	12/01/2004
A7.03	Elevations and Sections - Façade C & D	12/01/2004
A7.04	Elevations and Sections - Façade D & E	12/01/2004
A7.05	Elevations and Sections - Façade F	12/01/2004
A7.06	Elevations and Sections - Façade F	12/01/2004
A7.07	Elevations and Sections - Façade G & H	12/01/2004
A7.08	Elevations and Sections - Façade I	12/01/2004
A7.09	Elevations and Sections – Façade J	12/01/2004
A7.10	Elevations and Sections - Façade K	12/01/2004
A7.11	Elevations and Sections – Façade L	12/01/2004
A7.12	Elevations and Sections – Façade M	12/01/2004
A7.13	Elevations and Sections – Façade M	12/01/2004
A7.14	Elevations and Sections – Façade N	12/01/2004
A7.15	Elevations and Sections – Façade O	12/01/2004
A7.16	Elevations and Sections – Façade O	12/01/2004
A7.17	Elevations and Sections – Façade P	12/01/2004
A7.18	Elevations and Sections – Façade P	12/01/2004
A7.19	Elevations and Sections – Façade Q	12/01/2004
A7.20	Elevations and Sections - Courtyard (Typical)	12/01/2004
A8.04	Section Details – Façade C & D	12/01/2004
A8.05	Section Details – Façade E & F	12/01/2004
A8.06	Section Details – Façade H & I	12/01/2004
A8.07	Section Details – Façade I & J	12/01/2004
A8.08	Section Details – Façade K	12/01/2004
A8.09	Section Details – Façade L	12/01/2004
A8.10	Section Details – Façade M	12/01/2004
A10.01	Window Schedule and Details	12/01/2004

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**Exhibit N**  
**Rockville Town Square Blocks 1 & 2 Contract Documents – 12/01/2004**

A10.02	Window Schedule and Details	12/01/2004
A10.03	Window Schedule and Details	12/01/2004
A12.01	Miscellaneous Details	12/01/2004
A12.02	Garage/Loading Misc. Details	12/01/2004
A12.03	Miscellaneous Exterior Details	12/01/2004
<b>Structural</b>		
S1.01	B1 Level Slab / Foundation Plan Block 1 South	12/01/2004
S1.02	B1 Level Slab / Foundation Plan Block 2 North	12/01/2004
S1.03	B1 Level Slab / Foundation Plan Block 2 South	12/01/2004
S1.04	First Floor Slab / Foundation Plan Block 1 – North	12/01/2004
S1.05	First Floor Slab / Foundation Plan Block 1 – South	12/01/2004
S1.06	First Floor Slab Plan – Block 2 – North	12/01/2004
S1.07	First Floor Slab Plan – Block 2 – South	12/01/2004
S1.08	Mezzanine Floor Slab Plan Block 1 – North	12/01/2004
S1.09	Second Floor Slab Plan Block 1 – North	12/01/2004
S1.10	Second Floor Slab Plan Block 1 – South	12/01/2004
S1.11	Second Floor Slab Plan Block 2 – North	12/01/2004
S1.12	Second Floor Slab Plan Block 2 – South	12/01/2004
S1.13	Third Floor Framing Plan Block 1 – North	12/01/2004
S1.14	Third Floor Framing Plan Block 1 – South	12/01/2004
S1.15	Third Floor Framing Plan Block 2 – North	12/01/2004
S1.16	Third Floor Framing Plan Block 2 – South	12/01/2004
S1.17	Fourth Framing Plan Block 1 – North	12/01/2004
S1.18	Fourth Framing Plan Block 1 – South	12/01/2004
S1.19	Fourth Framing Plan Block 2 – North	12/01/2004
S1.20	Fourth Framing Plan Block 2 – South	12/01/2004
S1.21	Fifth Floor Framing Plan Block 1 - North	12/01/2004
S1.22	Fifth Floor Framing Plan Block 1 - South	12/01/2004
S1.23	Fifth Floor Framing Plan Block 2 - North	12/01/2004
S1.24	Fifth Floor Framing Plan Block 2 - South	12/01/2004
S1.25	Roof Framing Plan Block 1 - North	12/01/2004
S1.26	Roof Framing Plan Block 1 - South	12/01/2004
S1.27	Roof Framing Plan Block 2 - North	12/01/2004
S1.28	Roof Framing Plan Block 2 - South	12/01/2004
S2.01	Column Schedule	12/01/2004
S2.02	Column Schedule and Details	12/01/2004
S6.01	Structural Notes	12/01/2004
S6.02	Structural Notes	12/01/2004
S6.03	Typical Details	12/01/2004
S6.04	Typical Details	12/01/2004
S6.05	Typical Details	12/01/2004
S6.06	Typical Details	12/01/2004
S6.07	Typical Details	12/01/2004
S6.08	Precast Typical Details	12/01/2004
S6.09	Foundation Sections	12/01/2004
S6.10	Foundation Sections	12/01/2004

**Exhibit N**  
**Rockville Town Square Blocks 1 & 2 Contract Documents – 12/01/2004**

<b>Mechanical</b>		
M0.01	Mechanical Cover Sheet	12/01/2004
M0.02	Mechanical Schedule Sheet	12/01/2004
M0.03	Mechanical Detail Sheet	12/01/2004
M0.04	Mechanical Detail Sheet	12/01/2004
M0.05	Mechanical Detail Sheet	12/01/2004
M0.06	Mechanical Riser Sheet	12/01/2004
M0.07	Mechanical Riser Sheet	12/01/2004
M0.08	Mechanical Condensate Riser Sheet	12/01/2004
M2.01	Mechanical 1st Floor Plan – Block 1 North	12/01/2004
M2.02	Mechanical 1st Floor Plan – Block 1 South	12/01/2004
M2.03	Mechanical 1st Floor Plan – Block 2 North	12/01/2004
M2.04	Mechanical 1st Floor Plan – Block 2 South	12/01/2004
M2.05	Mechanical 2nd Floor Plan Block 1 North	12/01/2004
M2.06	Mechanical 2nd Floor Plan Block 1 South	12/01/2004
M2.07	Mechanical 2nd Floor Plan Block 2 North	12/01/2004
M2.08	Mechanical 2nd Floor Plan Block 2 South	12/01/2004
M2.09	Mechanical 3rd –5 <sup>th</sup> Floor Plan Block 1 - North	12/01/2004
M2.10	Mechanical 3rd –5 <sup>th</sup> Floor Plan Block 1 – South	12/01/2004
M2.11	Mechanical 3rd –5 <sup>th</sup> Floor Plan Block 2 – North	12/01/2004
M2.12	Mechanical 3rd –5 <sup>th</sup> Floor Plan Block 2 – South	12/01/2004
M2.13	Mechanical Roof Plan Block 1 – North	12/01/2004
M2.14	Mechanical Roof Plan Block 1 – South	12/01/2004
M2.15	Mechanical Roof Plan Block 2 – North	12/01/2004
M2.16	Mechanical Roof Plan Block 2 - South	12/01/2004
M4.00	Mechanical Partial Plans	12/01/2004
M4.01	Mechanical Unit Plans	12/01/2004
M4.02	Mechanical Unit Plans	12/01/2004
M4.03	Mechanical Unit Plans	12/01/2004
M4.04	Mechanical Unit Plans	12/01/2004
M4.05	Mechanical Unit Plans	12/01/2004
<b>Plumbing</b>		
P0.01	Plumbing Cover Sheet	12/01/2004
P0.02	Plumbing Schedule Sheet	12/01/2004
P0.03	Plumbing Detail Sheet	12/01/2004
P0.04	Plumbing Detail Sheet	12/01/2004
P0.05	Plumbing Detail Sheet	12/01/2004
P0.06	Plumbing Riser Sheet (Water)	12/01/2004
P0.07	Plumbing Riser Sheet (Sanitary)	12/01/2004
P0.08	Plumbing Riser Sheet (Sanitary)	12/01/2004
P0.09	Plumbing Riser Sheet (Garage Drain)	12/01/2004
P0.10	Plumbing Riser Sheet (Storm)	12/01/2004
P0.11	Plumbing Riser Sheet (Storm)	12/01/2004
P0.12	Plumbing Riser Sheet (Gas)	12/01/2004
P0.13	Plumbing Riser Sheet (Fire)	12/01/2004
<b>Mechanical/Plumbing</b>		

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**Exhibit N**  
**Rockville Town Square Blocks 1 & 2 Contract Documents – 12/01/2004**

MP1.01	Mechanical/Plumbing B1 Level Plan – Block 1 - South	12/01/2004
MP1.02	Mechanical/Plumbing B1 Level Plan – Block 2 – North	12/01/2004
MP1.03	Mechanical/Plumbing B1 Level Plan – Block 2 - South	12/01/2004
<b>Plumbing</b>		
P2.01	Plumbing 1st Floor Plan – Block 1 – North	12/01/2004
P2.02	Plumbing 1st Floor Plan – Block 1 – South	12/01/2004
P2.03	Plumbing 1st Floor Plan – Block 2 – North	12/01/2004
P2.04	Plumbing 1st Floor Plan – Block 2 – South	12/01/2004
P2.05	Plumbing 2nd Floor Plan – Block 1 – North	12/01/2004
P2.06	Plumbing 2nd Floor Plan – Block 1 – South	12/01/2004
P2.07	Plumbing 2nd Floor Plan – Block 2 – North	12/01/2004
P2.08	Plumbing 2nd Floor Plan – Block 2 – South	12/01/2004
P2.09	Plumbing 3rd –5 <sup>th</sup> Floor Plan Block 1 - North	12/01/2004
P2.10	Plumbing 3rd –5 <sup>th</sup> Floor Plan Block 1 – South	12/01/2004
P2.11	Plumbing 3rd –5 <sup>th</sup> Floor Plan Block 2 – North	12/01/2004
P2.12	Plumbing 3rd –5 <sup>th</sup> Floor Plan Block 2 – South	12/01/2004
P2.13	Plumbing Roof Plan Block 1 – North	12/01/2004
P2.14	Plumbing Roof Plan Block 1 – South	12/01/2004
P2.15	Plumbing Roof Plan Block 2 – North	12/01/2004
P2.16	Plumbing Roof Plan Block 2 - South	12/01/2004
P4.01	Plumbing Unit Plans	12/01/2004
P4.02	Plumbing Unit Plans	12/01/2004
P4.03	Plumbing Unit Plans	12/01/2004
P4.04	Plumbing Unit Plans	12/01/2004
P4.05	Plumbing Unit Plans	12/01/2004
<b>Electrical</b>		
E0.01	Electrical Cover Sheet	12/01/2004
E0.02	Electrical Apartment Symbols & Notes & Retail Diagrams – Block 1	12/01/2004
E0.03	Electrical Retail Spaces Diagrams – Block 2	12/01/2004
E0.04	Electrical Residential Riser Diagram	12/01/2004
E0.05	Electrical Residential Riser Diagram	12/01/2004
E0.06	Electrical House Riser Diagram – Block 1	12/01/2004
E0.07	Electrical House Riser Diagram – Block 2	12/01/2004
E0.08	Fire Alarm Riser Diagram	12/01/2004
E0.09	Fire Alarm Control Panel	12/01/2004
E1.01	Electrical B1 Level Plan – Block 1 South	12/01/2004
E1.02	Electrical B1 Level Plan - Block 2 – North	12/01/2004
E1.03	Electrical B1 Level Plan – Block 2 - South	12/01/2004
E2.01	Electrical 1st Floor Plan – Block 1 – North	12/01/2004
E2.02	Electrical 1st Floor Plan – Block 1 – South	12/01/2004
E2.03	Electrical 1st Floor Plan – Block 2 – North	12/01/2004

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**Exhibit N**  
**Rockville Town Square Blocks 1 & 2 Contract Documents – 12/01/2004**

E2.04	Electrical 1st Floor Plan – Block 2 – South	12/01/2004
E2.05	Electrical 2nd Floor Plan – Block 1 – North	12/01/2004
E2.06	Electrical 2nd Floor Plan – Block 1 – South	12/01/2004
E2.07	Electrical 2nd Floor Plan – Block 2 – North	12/01/2004
E2.08	Electrical 2nd Floor Plan – Block 2 – South	12/01/2004
E2.09	Electrical 3rd –5 <sup>th</sup> Floor Plan Block 1 - North	12/01/2004
E2.10	Electrical 3rd –5 <sup>th</sup> Floor Plan Block 1 – South	12/01/2004
E2.11	Electrical 3rd –5 <sup>th</sup> Floor Plan Block 2 – North	12/01/2004
E2.12	Electrical 3rd –5 <sup>th</sup> Floor Plan Block 2 – South	12/01/2004
E2.13	Electrical Roof Plan Block 1 – North	12/01/2004
E2.14	Electrical Roof Plan Block 1 – South	12/01/2004
E2.15	Electrical Roof Plan Block 2 – North	12/01/2004
E2.16	Electrical Roof Plan Block 2 - South	12/01/2004
E4.00	Electrical Part Plans Block 1	12/01/2004
E4.01	Electrical Part Plans Block 2	12/01/2004
E4.02	Electrical Unit Plans	12/01/2004
E4.03	Electrical Unit Plans	12/01/2004
E4.04	Electrical Unit Plans	12/01/2004
E4.05	Electrical Unit Plans	12/01/2004
E4.06	Electrical Unit Plans	12/01/2004
E7.01	Electrical Schedules - Block 1	12/01/2004
E7.02	Apartment Load Center Schedules - Block 1	12/01/2004
E7.03	Apartment Load Center Schedules - Block 1	12/01/2004
E7.04	Electrical Fixture Schedules	12/01/2004
E7.05	Electrical Panel Schedules - Block 1	12/01/2004
E7.06	Electrical Panel Schedules - Block 1	12/01/2004
E7.07	Electrical Schedules Block 2	12/01/2004
E7.08	Apartment Load Center Schedules - Block 2	12/01/2004
E7.09	Apartment Load Center Schedules - Block 2	12/01/2004
E7.10	Electrical Panel Schedules - Block 2	12/01/2004
E7.11	Electrical Panel Schedules - Block 2	12/01/2004

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**Exhibit N**  
**Rockville Town Square Block 4 Contract Documents – 5/12/2004**

<b>Drawing Number</b>	<b>Description</b>	<b>Date</b>
<b>Architectural</b>		
A1.01	Cover Sheet	5/12/2004
A1.02	Illustrative Site Plan, Town Square	5/12/2004
A1.02 A	Illustrative Site Plan, Block 4	5/12/2004
A1.05	Partition Schedule	5/12/2004
A1.06	Parking Plans & Residential Plans	5/12/2004
A1.07	Parking Plans & Residential Plans	5/12/2004
A2.04	B2 Level Plan, Part C	5/12/2004
A2.05	B1 Level Plan, Part B & C	5/12/2004
A2.06	B1 Level Plan, Part C	5/12/2004
A2.07	First Floor Plan, Part A	5/12/2004
A2.08	First Floor Plan, Part B	5/12/2004
A2.09	First Floor Plan, Part C	5/12/2004
A2.10	Typical Garage Floor Plan, Part C	5/12/2004
A2.11	Garage Roof Plan, Part C	5/12/2004
A2.12	Second Floor Plan, Part A	5/12/2004
A2.13	Second Floor Plan, Part B	5/12/2004
A2.14	Typical Floor Plan, Part A	5/12/2004
A2.15	Typical Floor Plan, Part B	5/12/2004
A2.16	Residential Roof Plan, Part A	5/12/2004
A2.17	Residential Roof Plan, Part B	5/12/2004
A3.01	1/16" Building Elevations	5/12/2004
A3.11	1/16" Diagrammatic Building Section	5/12/2004
A4.01	Enlarged Plan, Second Floor	5/12/2004
A4.02	Enlarged Plan, Second Floor	5/12/2004
A4.03	Enlarged Plan, Second Floor	5/12/2004
A4.04	Enlarged Plan, Second Floor	5/12/2004
A4.05	Enlarged Plan, Second Floor	5/12/2004
A4.06	Enlarged Plan, Typical Floor	5/12/2004
A4.07	Enlarged Plan, Typical Floor	5/12/2004
A4.08	Enlarged Plan, Typical Floor	5/12/2004
A4.09	Enlarged Plan, Typical Floor	5/12/2004
A4.10	Enlarged Plan, Typical Floor	5/12/2004
A4.31	Typical Core Details	5/12/2004
A5.01	Stair Sections & Plans, Stair A & C	5/12/2004
A5.02	Stair Sections & Plans, Stair C & D	5/12/2004
A5.03	Stair Sections & Plans, Stair E	5/12/2004
A5.13	Elevator Plans & Sections	5/12/2004
A5.14	Elevator Plans & Sections	5/12/2004
A5.31	Concrete & Steel Stair Details	5/12/2004
A7.01	Enlarged Elevations, Wall Sections, and Details	5/12/2004

Exhibit N

Rockville Town Square Block 4 Contract Documents – 5/12/2004

Drawing Number	Description	Date
<b>Architectural</b>		
A12.01	Reference To: Garage / Loading Misc. Details - Located in Block 5 Drawing Set	5/12/2004
A12.02	Reference To: Exterior Misc. Details - Located in Block 5 Drawing set	5/12/2004
<b>Structural</b>		
S1.01	B2 Level Plan / Slab Foundation Plan - Part C	5/12/2004
S1.02	B1 Slab / Foundation Plan - Part B	5/12/2004
S1.03	B1 Level Slab Plan - Part C	5/12/2004
S1.04	First Floor Slab / Foundation Plan - Part A	5/12/2004
S1.05	First Floor Slab / Foundation Plan - Part B	5/12/2004
S1.06	First Floor Slab Plan - Part C	5/12/2004
S1.07	Second Floor Slab Plan - Part A	5/12/2004
S1.08	Second Floor Slab Plan - Part B	5/12/2004
S1.09	Typical Garage Slab Plan - Part C	5/12/2004
S1.10	Typical Floor Framing Plan - Part A (3rd - 5th Floor)	5/12/2004
S1.11	Typical Floor Framing Plan - Part B (3rd - 5th Floor)	5/12/2004
S1.12	Roof Framing Plan - Part A	5/12/2004
S1.13	Roof Framing Plan - Part B	5/12/2004
S6.01	Structural Notes	5/12/2004
S6.02	Structural Notes and Typical Details	5/12/2004
S6.03	Typical Details	5/12/2004
S6.04	Typical Details	5/12/2004
S6.05	Typical Details	5/12/2004
S6.06	Typical Details	5/12/2004
S6.07	Typical Details	5/12/2004
S6.08	Precast Typical Details	5/12/2004
S6.09	Foundation Sections	5/12/2004
<b>Mechanical</b>		
M0.01	Mechanical Cover Sheet	5/12/2004
M2.01	Mechanical 2nd Floor Plan - Part A	5/12/2004
M2.02	Mechanical 2nd Floor Plan - Part B	5/12/2004
M2.03	Mechanical 3rd & 4th Floor Plan - Part A	5/12/2004
M2.04	Mechanical 3rd & 4th Floor Plan - Part B	5/12/2004
M2.05	Mechanical 5th Floor Plan - Part A	5/12/2004
M2.06	Mechanical 5th Floor Plan - Part B	5/12/2004
M2.07	Mechanical Roof Plan - Part A	5/12/2004
M2.08	Mechanical Roof Plan - Part B	5/12/2004

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**Exhibit N**  
**Rockville Town Square Block 4 Contract Documents – 5/12/2004**

Drawing Number	Description	Date
<b>Plumbing</b>		
P0.01	Plumbing Cover Sheet	5/12/2004
MP1.01	Plumbing Foundation Plan - Part B	5/12/2004
MP1.02	Plumbing Foundation Plan - Part C	5/12/2004
MP1.03	Mechanical / Plumbing B2 Level Plan - Part C	5/12/2004
MP1.04	Mechanical / Plumbing B1 Level Plan - Part B	5/12/2004
MP1.05	Mechanical / Plumbing B1 Level Plan - Part C	5/12/2004
MP1.06	Mechanical 1st Floor Plan - Part A	5/12/2004
MP1.07	Mechanical 1st Floor Plan - Part B	5/12/2004
MP1.08	Mechanical 1st Floor Plan - Part C	5/12/2004
MP1.09	Mechanical Garage Typical Plan - Part C	5/12/2004
MP1.10	Mechanical Garage Roof Plan - Part C	5/12/2004
P2.01	Plumbing 2nd Floor Plan - Part A	5/12/2004
P2.02	Plumbing 2nd Floor Plan - Part B	5/12/2004
P2.03	Plumbing 3rd & 4th Floor Plan - Part A	5/12/2004
P2.04	Plumbing 3rd & 4th Floor Plan - Part B	5/12/2004
P2.05	Plumbing 5th Floor Plan - Part A	5/12/2004
P2.06	Plumbing 5th Floor Plan - Part B	5/12/2004
P2.07	Plumbing Roof Plan - Part A	5/12/2004
P2.08	Plumbing Roof Plan - Part B	5/12/2004
<b>Electrical</b>		
E0.01	Electrical Cover Sheet	5/12/2004
E1.01	Electrical B2 Level Plan - Part C	5/12/2004
E1.02	Electrical B1 Level Plan - Part A	5/12/2004
E1.03	Electrical B1 Level Plan - Part C	5/12/2004
E1.04	Electrical 1st Floor Plan - Part A	5/12/2004
E1.05	Electrical 1st Floor Plan - Part B	5/12/2004
E1.06	Electrical 1st Floor Plan - Part C	5/12/2004
E1.07	Electrical Typical Floor Plan - Part C	5/12/2004
E1.08	Electrical Roof Plan - Part C	5/12/2004
E2.01	Electrical 2nd Floor Plan - Part A	5/12/2004
E2.02	Electrical 2nd Floor Plan - Part B	5/12/2004
E2.03	Electrical 3rd & 4th Floor Plan - Part A	5/12/2004
E2.04	Electrical 3rd & 4th Floor Plan - Part B	5/12/2004
E2.05	Electrical 5th Floor Plan - Part A	5/12/2004
E2.06	Electrical 5th Floor Plan - Part B	5/12/2004
E2.07	Electrical Roof Plan - Part A	5/12/2004
E2.08	Electrical Roof Plan - Part B	5/12/2004

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EXHIBIT O  
GDA/DB AGREEMENT EXCERPTS

1238459

O-1

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EXHIBIT CC  
**PUBLIC PARKING FACILITIES SCOPE**

1. General

- Design, permit and construct all public improvements included in this scope of work.
- All parking decks to be constructed in accordance with the Walker Parking Schematic Design Documents identified in Exhibit LL attached to this Agreement.
- Pay all impact and permit fees associated with this scope of work.
- Procure all entitlements for this scope of work including use permits, wetlands permits, MHSA permits, and any other city, county, state and federal requirement.
- Coordinate all design and construction requirements with the private mixed-use residential/retail buildings integral and adjacent to the parking decks

2. Parking Deck – Block 1 & 2

- Approximately 537 space public parking garage with 1-level below grade, 1-level at grade, and 4-levels above grade.
- Provide all excavation, rock removal, de-watering, sheeting and shoring, and removal of excess fill material.
- Provide cast-in-place and/or precast structure, including all foundations and retaining walls. Incorporate all structural requirements to support the private mixed-use residential/retail buildings.
- Provide minimum signage and striping requirements required per code.
- ~~Provide a signage and graphics vehicular and pedestrian way finding system for the garage interior.~~
- Provide vertical transportation.
- Provide storm drainage system.
- Provide mechanical ventilation as required by code.
- Provide automatic fire protection as required by code.
- Provide lighting at light levels in accordance with City of Rockville standards.
- Provide maintenance outlets and maintenance hose bibbs.
- Connect to all utilities stubbed 5'-0" outside of building line.
- Provide water-proofing and water tight construction over private mixed-use residential/retail buildings.
- Integrate into the construction of the parking decks all building requirements for the private mixed-use residential/retail buildings which may include embeds, sleeves, anchor bolts, and slab and building insulation with all additional costs for these elements to be paid for by the Residential Co-Developer.
- Provide all meters and public parking control equipment and booths.

3. Parking Deck – Block 4

- Approximately 1,048 space public parking garage with 2-levels below grade, 1-level at grade, and 3-levels above grade.

- + NIC
- Provide all excavation, rock removal, de-watering, sheeting and shoring, and removal of excess fill material.
  - Provide cast-in-place and/or precast structure, including all foundations and retaining walls. Incorporate all structural requirements to support the condominium building.
  - Provide minimum signage and striping requirements required per code.
  - ~~Provide a signage and graphics vehicular and pedestrian way finding system for the garage interior.~~
  - Provide vertical transportation.
  - Provide storm drainage system.
  - Provide mechanical ventilation as required by code.
  - Provide automatic fire protection as required by code.
  - Provide lighting at light levels in accordance with City of Rockville standards.
  - Provide maintenance outlets and maintenance hose bibbs.
  - Connect to all utilities stubbed 5'-0" outside of building line.
  - Integrate into the construction of the parking decks all building requirements for the condominium building which may include embeds, sleeves, anchor bolts, and slab and building insulation with all additional costs for these elements to be paid for by the Condominium Developer.
  - Provide all meters and public parking control equipment and booths.
  - The exterior façade facing Hungerford Drive shall be designed and constructed with a higher quality of exterior finishes in accordance with the Design Guidelines.

#### 4. Parking Deck – Block 5


- + NIC
- Approximately 281 space public parking garage with 1-level below grade, 1-level at grade, and 2-levels above grade.
  - Provide all excavation, rock removal, de-watering, sheeting and shoring, and removal of excess fill material.
  - Provide cast-in-place and/or precast structure, including all foundations and retaining walls. Incorporate all structural requirements to support the private mixed-use residential/retail buildings.
  - Provide minimum signage and striping requirements required per code.
  - ~~Provide a signage and graphics vehicular and pedestrian way finding system for the garage interior.~~
  - Provide vertical transportation.
  - Provide storm drainage system.
  - Provide mechanical ventilation as required by code.
  - Provide automatic fire protection as required by code.
  - Provide lighting at light levels in accordance with City of Rockville standards.
  - Provide maintenance outlets and maintenance hose bibbs.
  - Connect to all utilities stubbed 5'-0" outside of building line.
  - Provide water-proofing and water tight construction over private mixed-use residential/retail buildings.

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- Integrate into the construction of the parking decks all building requirements for the private mixed-use residential/retail buildings which may include embeds, sleeves, anchor bolts, and slab and building insulation with all additional costs for these elements to be paid for by the Residential Co-Developer.
- Provide all meters and public parking control equipment and booths.

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**EXHIBIT FF**  
**PAD DELIVERY CRITERIA**

**Blocks 1/2 and 4:**

All above grade structures and improvements including asphalt, curbs, and landscaping shall be demolished and removed from the site. Abandoned utilities below building pads shall be grout-filled or removed in accordance with the recommendations of the City of Rockville's geotechnical engineer.

Building pad below on-grade structures shall be compacted to 95% and delivered at +/- two tenths of sub-grade elevation.

Building pad where excavation is required for construction of the below grade parking deck shall be delivered graded to correspond to predominant finish grades of the surrounding streets and sidewalks.

**Block 3B:**

All above grade structures and improvements including asphalt, curbs, and landscaping shall be demolished and removed from the site. Abandoned utilities below building pads shall be grout-filled or removed in accordance with the recommendations of the City of Rockville's geotechnical engineer.

Building pad shall be delivered graded to correspond to predominant finish grades of the surrounding streets and sidewalks with no additional compaction.

**Block 5:**

All above grade structures and improvements including asphalt, curbs, and landscaping shall be demolished and removed from the site. Abandoned utilities below building pads shall be grout-filled or removed in accordance with the recommendations of the City of Rockville's geotechnical engineer.

Building pad below on-grade structures shall be compacted to 95% and delivered at +/- two tenths of sub-grade elevation.

Building pad where excavation is required for construction of the below grade parking deck shall be delivered graded to correspond to predominant finish grades of the surrounding streets and sidewalks.



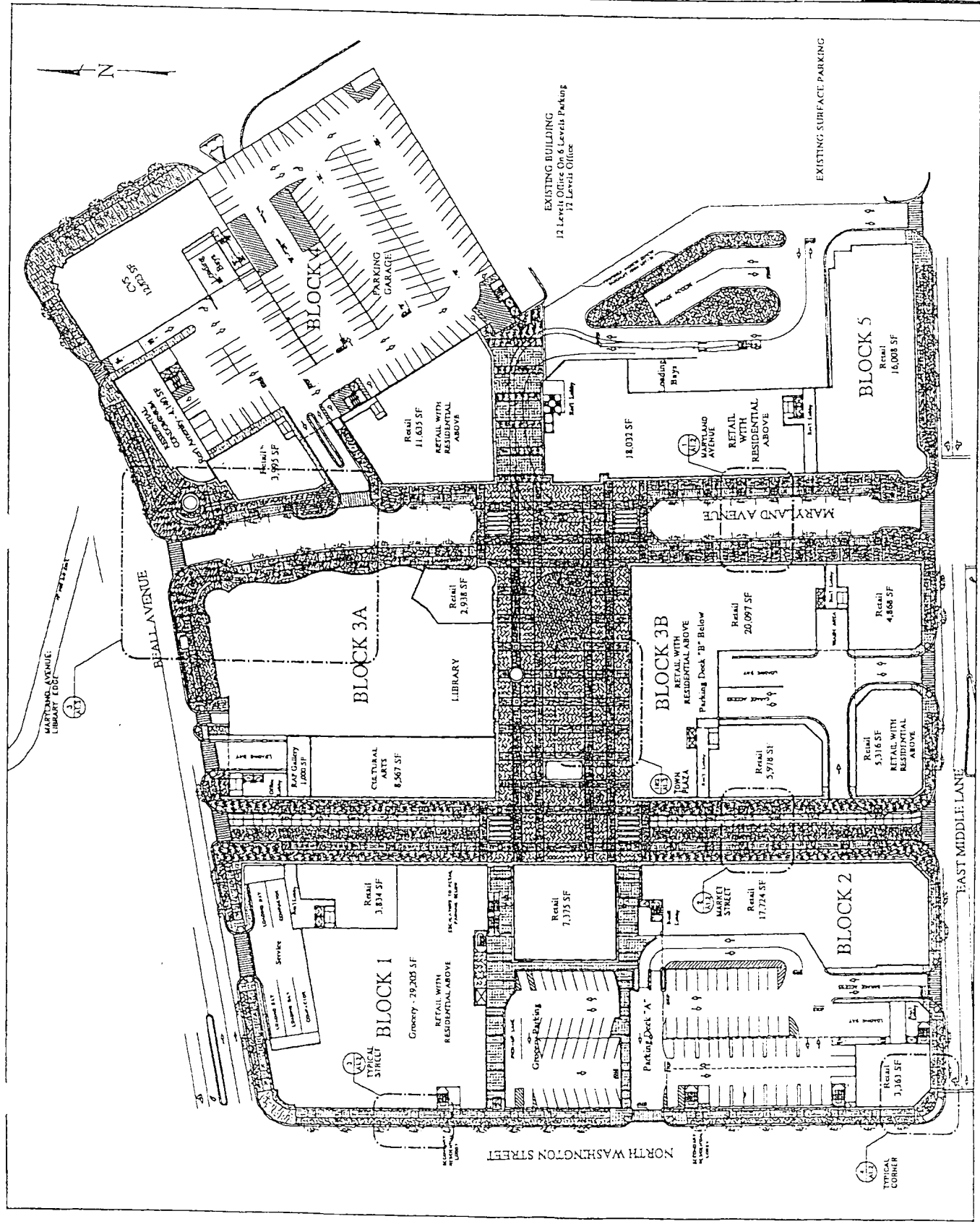
EXHIBIT GG  
DEVELOPMENT PLAN

BA3:248639.6

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~~222~~







18-A Division of PG&W  
1832 East Jefferson Street  
Rockville, Maryland 20852  
301-950-6113

PERMANENT REALTY INVESTMENT TRUST  
DONALD E. DICKSON  
1632 East Jefferson Street  
Rockville, Maryland 20852  
301-950-6113

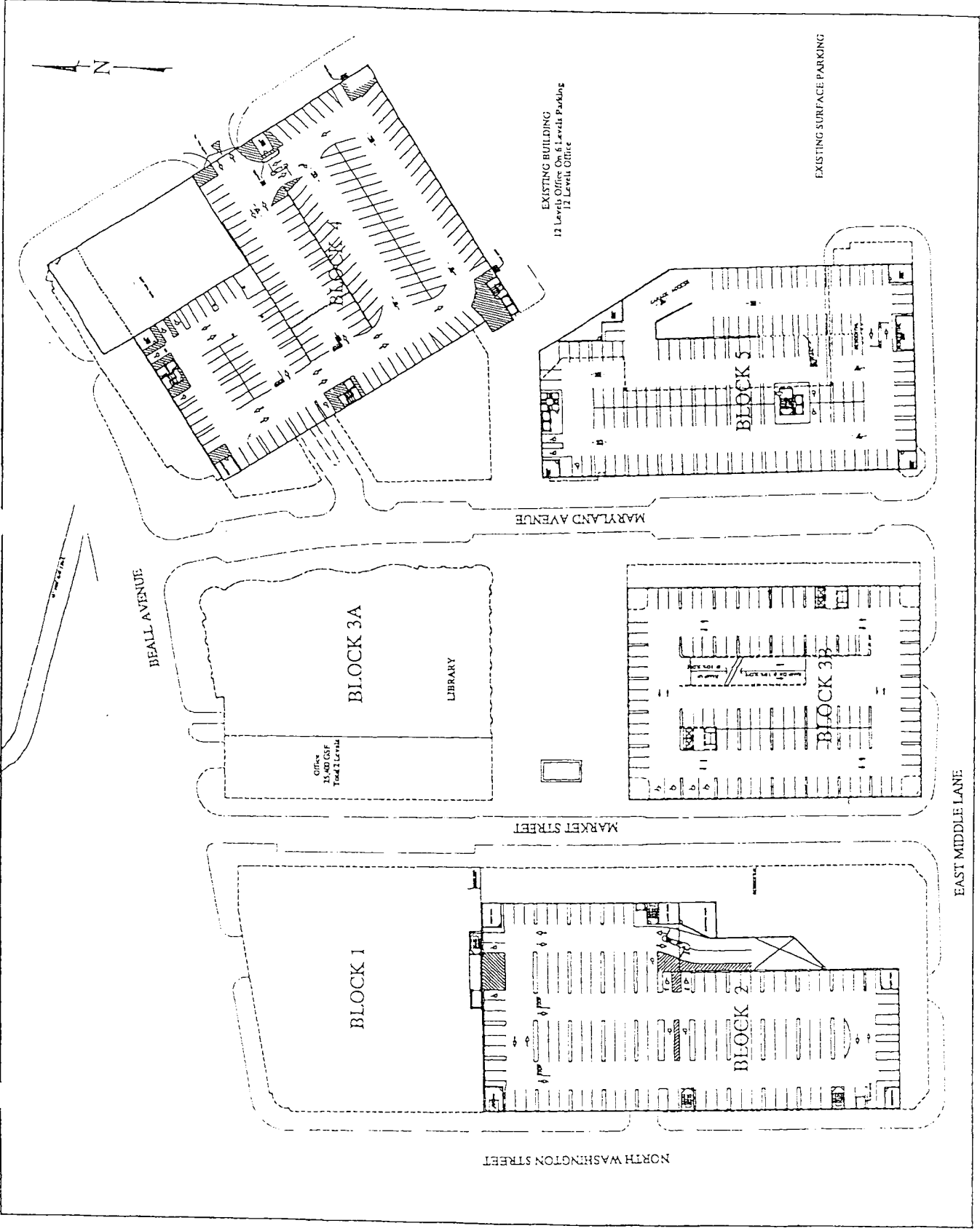
DESIGNED BY: STREET-WORK  
ENGINEER: STREET-WORK  
DATE: 10/1/88  
PROJECT: ROCKVILLE TOWN CENTER  
1832 East Jefferson Street  
Rockville, Maryland 20852  
301-950-6113

ROCKVILLE  
TOWN CENTER  
City of Rockville, MD

PROJECT NO.: 8801187  
PROJECT NAME: ROCKVILLE TOWN CENTER  
PROJECT LOCATION: 1832 East Jefferson Street  
PROJECT DATE: 10/1/88

LOWER LEVEL  
FLOOR PLAN

A 3.1



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EXHIBIT II  
DESCRIPTION OF PROJECT CONDOMINIUM

Project Description:

- Block 1 will contain retail areas, including a grocery store on the ground level, and 4-stories of rental residential dwellings on the upper levels.
- There is a small area between Block 1 and Block 2 that will contain retail on the first level and 4-stories of rental residential dwellings on the upper levels. Although the retail portion within this area is not connected to the other retail portions within Blocks 1 and 2, the residential area is connected to the residential building within Blocks 1 and 2. This portion of the Project also has a parking area that is located on the roof of the Block 2 garage. This parking area will be owned and operated by the City of Rockville.
- Block 2 will contain retail on the ground level, 4-stories of residential on the upper levels and a public parking garage to be owned by the City of Rockville.
- Block 3A will contain a public library to be constructed and owned by Montgomery County. A portion of the ground floor of the library that fronts on Maryland Avenue will be master leased to FRIT for retail use.
- Also on Block 3A, adjacent to the library and fronting on Market Street will be a small retail area on the ground level and a Cultural Center, to be owned by the City of Rockville, on the upper levels.
- Adjacent to Block 3A will be a Town Square. This is public open space to provide an area for public events, as well as a pedestrian thoroughfare to the rest of the Project. The Town Square will be owned by the City of Rockville.
- Block 3B will contain a retail area on the ground level and 4-stories of for sale residential condominium units above the retail area.
- Block 4 will contain a retail area on the ground level, 4-stories of residential dwelling units on the upper levels and a public parking garage to be owned by the City. Some portion of the garage will be exclusively for the residential condominium building on Block 5 and will be owned by the Block 5 condominium residents.
- Block 5 will contain a public parking garage, as well as a retail area on the ground level. Above this ground level will be 4-stories of residential for-sale condominium units.
- All of the streets, from curb to curb, will be dedicated to public use. Adjacent to most buildings is a 20-foot area from the curb to the building edge, which will be

used for both public and private purposes. This area will be part of the adjacent building condominium regime (discussed below), but will be subject to public easements. The first 12-feet from the building edge will be used as a public sidewalk area, and the remaining 8-feet (up to the curb) will be used in some cases as a private seating area for restaurants.

The City of Rockville will establish a Commercial Management District pursuant to Chapter 23A, Section 44 of the Annotated Code of Maryland. This Commercial Management District will be responsible for providing an enhanced level of service to the Project. It will be funded through City taxes assessed against the Project.

#### Condominium Structure:

Within each of these Blocks there will exist separate ownership interests (e.g., FRIT will own the retail areas, the co-developer will own the residential areas and the City will own the public parking garage areas). Individual building condominium regimes will be established to allow vertical property interests to be conveyed.

- Block 1 and Block 2 will be combined into a single, master building condominium regime because the residential units within these Blocks are interconnected into a single structure. This master building condominium regime will initially consist of three condominium units: (i) a public parking garage condominium unit to be owned by the City, (ii) a retail condominium unit consisting of all of the retail areas on the ground floor of the buildings within Blocks 1 and 2 owned by FRIT, and (iii) a residential condominium unit consisting of all of the rental residential dwellings on the upper levels of the buildings within Blocks 1 and 2 owned by the co-developer. The co-developer may elect to establish a separate "shelf" rental condominium regime within its residential condominium unit.
- The public library portion of Block 3A will be owned by Montgomery County and will not be included within a separate building condominium regime or the Commercial Management District (as defined below). The retail area will be master leased to FRIT by Montgomery County.
- The Cultural Arts Building within Block 3A that fronts on Market Street will be subjected to a master building condominium regime so as to allow FRIT to obtain ownership of the retail area in the form of a retail condominium unit and for the City to have ownership of the remainder of the Cultural Arts Building in the form of the Cultural Arts Center condominium unit. This master building condominium regime will be established and operated in a manner similar to that described above for Blocks 1 and 2.
- Block 3B will be subjected to a separate master building condominium regime, that will consist of two condominium units: (i) a retail condominium unit consisting of all of the retail areas on the ground floor of the buildings within